

2010

CDBG and HOME Statewide Conference

September 15 - 17, 2010

Renewing California Communities with CDBG and HOME



CONFERENCE PROGRAM BROCHURE



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)
RURAL COMMUNITY ASSISTANCE CORPORATION

2010 CDBG and HOME Conference

Rural Community Assistance Corporation (RCAC)
California Department of Housing and Community Development

Renewing California Communities with CDBG and HOME

September 15 – 17, 2010 • Sheraton Grand Sacramento Hotel • Sacramento, CA

Since 1996, the **State Community Development Block Grant Program (CDBG)** has hosted seven statewide conferences, bringing together decision-makers and practitioners involved in the important work of creating better conditions for housing, economic growth and job creation. During this time, the CDBG program and its local program operators have conducted activities to meet the needs of moderate to lower-income people in small, typically rural communities. The goal has been, and the challenge continues to be, to improve the quality of life of all citizens in California.

In 2009, the Department of Housing and Community Development administratively re-organized the Department so that the Community Development Block Grant (CDBG) and **HOME Investment Partnerships Program (HOME)** are in the same branch. In the intervening year, CDBG and HOME have coordinated on a number of policies and procedures. It is now time for the Department to have a combined State CDBG and HOME conference. Many CDBG stakeholders are already active in HOME, so the combination is a natural evolution. There are also many State HOME-only stakeholders, who will now also be invited to the conference. This will add an exciting extra dimension to the conference as well as many new workshops on rental housing development.

Thus this year's conference will continue CDBG's standard of excellent conferences with HOME's additional subject matters and stakeholders. The combined conference will be a forum to inform, energize and stimulate housing and community development decision makers and practitioners who are active in the State CDBG and HOME programs. This 2010 conference will feature a comprehensive program for all levels of practitioners, from beginners to advanced.

One of the highlights of this year's 2 ½ day conference will include special keynote speakers who will share their insights on contemporary

issues affecting California's small and rural communities in the critical areas of housing, infrastructure development, and business expansion.

We will be addressing a number of program basics, as well as the following special topics:

- What changes you can expect in the future and how these changes will impact your local programs and projects;
- Putting your program income funds to work;
- Underwriting and portfolio management of business loans;
- Understanding labor standards, environmental review, housing law and your housing element; and
- Multi-Family Housing, CDBG General and Economic Development Program roundtable discussions.

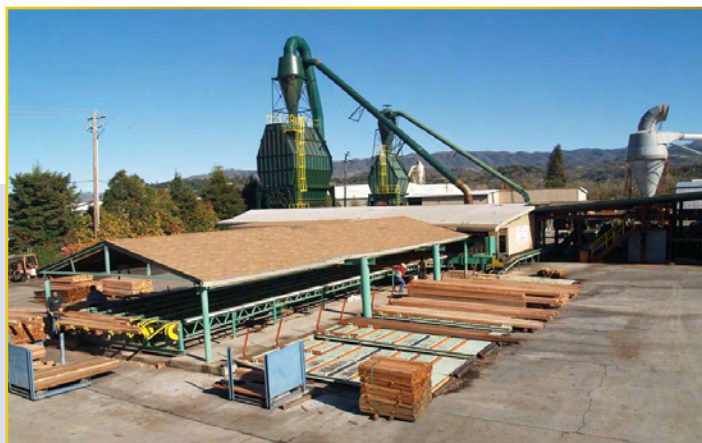
Looking For Conference Handouts?

In lieu of printing hundreds of handouts and in keeping with our green theme for the conference, we will be placing conference information, speaker bios, session presentations, attendee lists, and additional resources at the following HCD website:

http://www.hcd.ca.gov/2010_conference/

CDBG ARRA ECONOMIC DEVELOPMENT BUSINESS LOAN

The Agwood Mill and Lumber Company is a family operated timber business in Mendocino County. CDBG ARRA funds were used to secure inventory and bank financing was restructured. Over 40 jobs were retained and total project cost was \$5 million.





Conference Location

All conference activities will be held at:

Sheraton Grand Sacramento

1230 J Street, Sacramento, CA 95814
(916) 447-1700 or (800)-325-3535

The Sheraton Grand Sacramento is located in the revitalized urban core of California's Capitol, close to restaurants, shopping, and the State Capitol. There is easy access from the Sacramento International Airport (\$13 shuttle, approximately \$45 taxi).

Parking

Registered Sheraton Grand Sacramento guests can self-park overnight at the parking garage directly across the street at 13th and J Streets (enter on 13th Street) for \$10/night. If you're not staying at the hotel, you can self-park in the same garage for \$21/day. Day parking is also available at several other locations: 14th & H Streets, 13th & I Streets, 10th and I Streets, and 10th & L Streets, all within 1-3 blocks, for around \$20/day or less. Early bird parking for \$6/day is possible, subject to availability, at the parking garage on H, between 14th and 15th Streets, if you arrive before 9:30 a.m. and leave after 4:00 p.m.

CDBG GENERAL AND ECONOMIC DEVELOPMENT COMMUNITY FACILITY PROJECT

City of Eureka Alzheimer's Day Care Facility provides care for seniors with Alzheimer's as well as support services for their families. State and CDBG General Allocation provided \$950,000 in 2005, and the CDBG Economic Development Allocation provided \$564,000 in 2007. Total project costs were \$5 million. Project has been operating for one year.



HOME HOUSING PROGRAM

Terracina at Springlake Apartments is a 156 unit multi-family housing project located in the City of Woodland by USA Properties Fund. It is a mix of 1, 2 and 3 bedroom units built for singles, seniors and families. This is a 100% smoke free apartment community.



HOME HOUSING PROGRAM

Frishman Hollow Apartments is a 32 unit multi-family housing project located in the Town of Truckee by The Pacific Companies. It is a mix of 2 and 3 bedroom units built to serve individuals and families earning from 35% to 45% of the area median income in Nevada County.





Welcome to the 2010 CDBG-HOME Conference!

On behalf of the State Department of Housing and Community Development Department, I want to welcome you to the 2010 Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME) Conference.

I want to thank you for coming to our State's Capitol, Sacramento, to participate and engage each other as we discuss the current issues and challenges that confront our communities to provide affordable housing, community development, business growth and entrepreneurship throughout our great state. Our ongoing goal has been and the challenge continues to be to improve the quality of life of all citizens in California.

As our state - and the rest of the nation - emerges from this perfect storm of 2008 and 2009, we will undoubtedly encounter a landscape that has been vastly altered. The old ways of doing business and making deals will no longer be relevant and likely be replaced by more innovative approaches by our policy makers in government and decision makers in the private sector. While caution appears to be the buzzword – affecting everything from credit markets to consumer spending to corporate expansion – history shows us that even in these difficult conditions, forward-thinking individuals and others willing to think outside of the box achieve success.

This year's conference theme, **“Renewing California Communities with CDBG and HOME”** will bring together the State's decision-makers, local government officials, public and private representatives, and practitioners from throughout the state. We have designed this Conference to prepare our CDBG and HOME grantees and program operators with new approaches to the practice of economic development, ideas for the creation of affordable housing and public infrastructure, and to learn about opportunities to implement “green” practices to enhance greater environmental sustainability.

Over the next two and one-half days you will have an opportunity to learn about best practices and expand your professional development

from CDBG and HOME experts and practitioners. Seven tracks and sixty workshops will address a multitude of issues and challenges, ranging from the day-to-day practice of running your CDBG and HOME programs, meeting federal overlay requirements, underwriting and portfolio management of business loans, which in the end will pay dividends in the form of new skills for you to create affordable housing, community facilities, public infrastructure projects, new and expanding businesses, jobs and revenues.

At the close of each conference day, I encourage you to become acquainted with the people in the heart of the California's Gold Rush region as well as enjoy the many venues within walking distance of the hotel. Even 150 years after the California “Gold Rush” you can discover the gold in Sacramento, whether it's visiting historic “Old Sacramento” on the riverfront, to exploring “Midtown” with its restaurants and shops, or taking a leisurely stroll in the gardens surrounding the State Capitol. You will discover the many attractions and amenities our City has to offer.

Finally, I want to thank the HCD staff as no conference could be completed without those of you who have worked hard to organize and host this event. And, again, we thank each and every one of you who have made the journey here today to participate in this important Conference.

I welcome you to the 2010 CDBG-HOME Conference and wish everyone an enjoyable stay in our “City of Trees”, Sacramento.

Sincerely,

Lynn Jacobs, Director

Department of Housing and Community Development



Keynote Speaker

Dr. Bill Watkins, Executive Director of California Lutheran University's (CLU) Center for Economic Research and Forecasting, and Associate Professor of Economics.

We are honored to have Dr. Bill Watkins, as our conference keynote luncheon speaker. He joined the California Lutheran University School of Business in 2009, creating a Master of Science in Economics degree program and launching the Center for Economic Research and Forecasting.

He earned a B.S. degree in Finance at California State University at Northridge. Then, after almost 20 years in banking and lending, he returned to graduate school in 1992. He received his Ph.D. in economics from the University of California at Santa Barbara (UCSB) in 1998. After graduation, Dr. Watkins worked as an economist at the Board of Governors of the Federal Reserve System in Washington D.C. In 2000, he was invited back to the University of California, Santa Barbara to run the Economic Forecast Project. He has been published in academic journals, traditional media, and new media as well as being interviewed and quoted by various media worldwide.

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BEFORE



AFTER

NEIGHBORHOOD STABILIZATION PROGRAM

Here is one example of a completed Acquisition/Rehabilitation/Resale project where NSP is assisting communities who are struggling to reverse the effects of the foreclosure crisis. The project is located in the City of Fairfield, California.



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Renewing California Communities with CDBG and HOME

Conference Agenda At-A-Glance And Room Locations

TUESDAY, SEPTEMBER 14

3:00pm – 6:00p.m. Registration/ Information Desk Open
Grand Nave Foyer

WEDNESDAY, SEPTEMBER 15

7:30am. – 4:30pm Registration/ Information Desk Open
Grand Nave Foyer

8:00am – 9:00am Continental Breakfast and Visit Vendors
Grand Nave Foyer

9:00am – 11:00am Opening Conference Plenary
Magnolia/Camellia Ballroom

11:00am – 1:00pm Lunch on Your Own and Visit Vendors
Grand Nave Foyer

1:00pm – 2:30pm CONCURRENT WORKSHOPS

1. Orientation to Single Family Housing Programs (Beginner's Track)
Beavis
2. An Introduction to CDBG Fiscal Forms (Administrative Details) **Bataglieri**
3. Leveraging Your Economic Development Dollars with Other Funding Sources (Economic Development) **Tofanelli**
4. Side-by-Side Comparison: HOME, CDBG, and CalHome for Owner Occupied Rehabilitation (OOR) and First Time Homebuyer (FTHB) (Single Family Housing) **Camellia Ballroom**
5. Where Did All the Good Sites Go? (Multi-Family Housing) **Compagno**
6. Infrastructure Financing (Community Development) **Bondi**
7. NEPA for Single Family Housing (Federal Overlays) **Falor**
8. Preparing for Your Next HCD Monitoring Site Visit (Monitoring and Compliance) **3rd Floor - Baker/Hendricks**
9. Innovations and Issues in Fair Housing (General Interest) **3rd Floor Kamilas**

2:30pm – 3:00pm Blackberry Break and Visit Vendors
Grand Nave Foyer

3:00pm– 4:30pm CONCURRENT WORKSHOPS

10. Orientation to Multi-Family Housing Programs and Tenant Based Rental Assistance (Beginner's Track) **Compagno**
11. An Introduction to HOME Fiscal Forms (Administrative Details) **Bataglieri**
12. Leveraging Your Economic Development Dollars with Other Funding Sources (Repeat of Workshop #3) (Economic Development) **Tofanelli**
13. Housing Rehabilitation Challenges (Single Family) **Camellia Ballroom**
14. Everyone Wants To Be A CHDO (Multi-Family Housing) **Falor**
15. Public Facilities and Public Service Projects (Community Development) **Bondi**
16. NEPA for Projects (Multi-Family and Community Development) (Federal Overlay) **Beavis**
17. Long Term Single Family Monitoring (Monitoring and Compliance) **3rd Floor - Baker/Hendricks**
18. Innovations and Issues in Fair Housing **Cancelled - Workshop content will be covered in the Opening Plenary Session and Workshop #9**

4:30pm – 6:30pm Welcome Reception and Networking
Magnolia and Foyer

THURSDAY, SEPTEMBER 16

7:30am. – 4:30pm Registration/ Information Desk Open
Grand Nave Foyer

7:30am – 8:30am Continental Breakfast and Visit Vendors
Grand Nave Foyer

8:30am – 9:45am California Going Green –Buildings and Renewable Energy Plenary
Magnolia/Camellia Ballroom

9:45am – 10:15am Blackberry Break and Visit Vendors
Grand Nave Foyer

10:15am – 11:45am CONCURRENT WORKSHOPS

19. Orientation to Economic Development Programs (Beginner's Track)
Compagno
20. It's That Time Again –Annual/Grantee Performance Reports for CDBG and HOME (Administrative Details) **Gardenia**
21. Microenterprise Technical Assistance and Lending (Economic Development) **Tofanelli**
22. Homebuyer Challenges (Single-Family Housing) **Bondi**
23. Feasibility and Uniform Multi-Family Regulations (UMRs) (Multi-Family Housing) **3rd Floor Kamilas**
24. Other Funding Sources for Community Development Activities (Community Development) **Bataglieri**
25. Fair Housing, Section 3, and Minority/Women Business Outreach Requirements (Federal Overlay) **Beavis**
26. Labor/Davis Bacon Requirements (Federal Overlay) **3rd Floor - Baker/Hendricks**
27. Housing and Land Use Update for Rural California (General Interest)
Falor

Noon to 1:30pm Luncheon and Keynote Speaker
Magnolia/Camellia Ballroom

1:45pm – 3:15pm CONCURRENT WORKSHOPS

28. Orientation to Community Development and Public Service Programs (Beginner's Track) **Tofanelli**
29. 2010 HUD Consolidated Plan Objectives and You (General Interest) **Falor**
30. Economic Development Portfolio Management (Economic Development) **Gardenia**
31. Relocation (Compliance and Monitoring) **Compagno**
32. When Good Projects Go Bad (Multi-Family Housing) **3rd Floor Kamilas**
33. Community Development Activities Roundtable (Community Development) **Bondi**
34. Labor/Davis Bacon Requirements (Repeat of Workshop #26) **3rd Floor - Baker/Hendricks**
35. Multi-Family Monitoring (Monitoring and Compliance) **Beavis**
36. Using HOME and CDBG Together on the Same Project (General Interest)
Bataglieri

3:15pm – 3:45pm Blackberry Break and Visit Vendors
Grand Nave Foyer



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3:45pm – 5:15pm CONCURRENT SESSIONS

- 37. Orientation to Federal Overlays (Beginner's Track) [Folor](#)
- 38. Monthly and Quarterly Reporting (Administrative Details) [Gardenia](#)
- 39. Economic Development Roundtable (Economic Development) [Tofanelli](#)
- 40. Hindsight is Always 20/20 - Lessons Learned from Successes and Failures (Single Family Programs) [Bondi](#)
- 41. Loan Closing and Construction Management (Multi-Family Housing) [Beavis](#)
- 42. Homeless issues (Community Development) [Compagno](#)
- 43. Other Federal Overlays: Lead-Based Paint, Conflict of Interest, Procurement, and Program Income (Compliance and Monitoring) [Bataglieri](#)
- 44. Preparing for Your Next HCD Monitoring Site Visit (Repeat of Workshop #8) [3rd Floor - Baker/Hendricks](#)
- 45. Native American Issues (General Interest) [3rd Floor Kamilas](#)

Free Evening and Dinner on Your Own – Have a wonderful evening in Downtown Sacramento!

FRIDAY, SEPTEMBER 17

- 7:30am – 4:30pm **Registration and Information Desk Open**
Grand Nave Foyer
- 7:30am – 8:30am **Continental Breakfast and Visit Vendors**
Grand Nave Foyer

8:30am – 10:00am CONCURRENT WORKSHOPS

- 46. Do's and Don'ts (Beginner's Track) [Gardenia](#)
- 47. It's Not the Purple Book Any More (Administrative Details) [Beavis](#)
- 48. A Primer on Underwriting CDBG Business Assistance Loans (Economic Development) [Camellia](#)
- 49. Multi-Family Project Financing –Show Me the Money –(Multi-Family Housing) [Tofanelli](#)
- 50. Adaptive Re-Use (Community Development) [Bondi](#)
- 51. Fraud Detection and Prevention (Monitoring and Compliance) [Bataglieri](#)
- 52. What's New With the Feds? (General Interest) [Compagno](#)

10:00am – 10:30am **Blackberry Break and Visit Vendors** **Grand Nave Foyer**

10:30 a.m. – Noon CONCURRENT WORKSHOPS

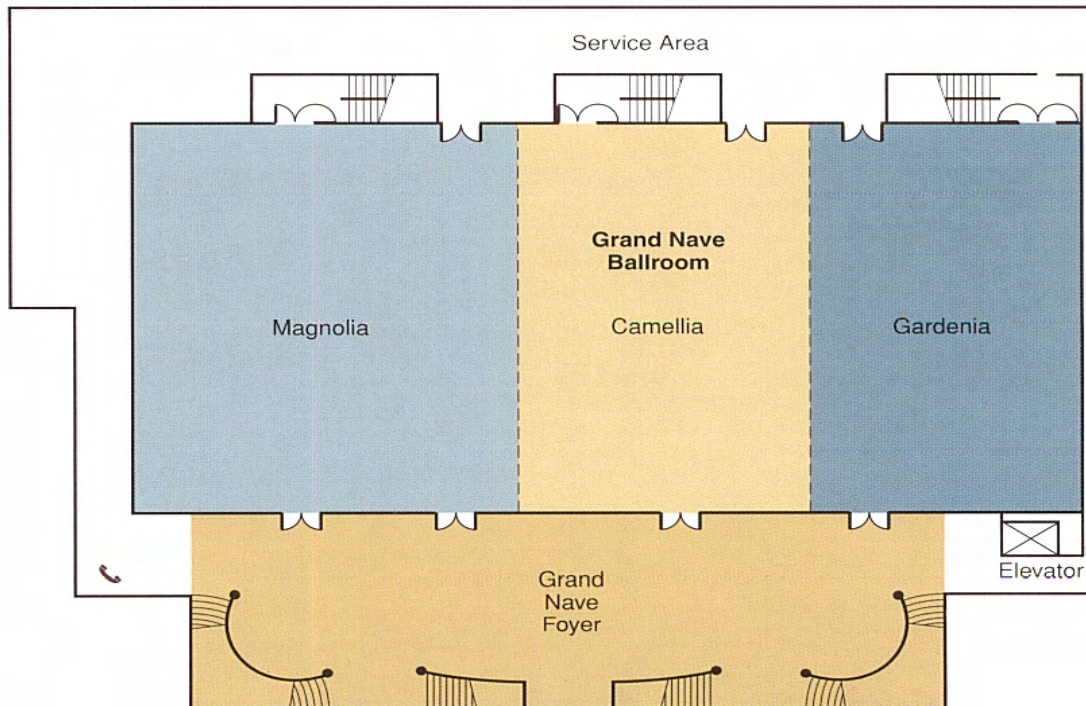
- 53. As Soon as I Get Back to the Office - A Step-by-Step Guide (Beginner's Track) [Gardenia](#)
- 54. It's Not the Purple Book Any More (Repeat of Workshop #47) [Beavis](#)
- 55. Over-the-Counter Deal Structuring (Economic Development) [Camellia](#)
- 56. Multi-Family Housing Roundtable (Multi-Family Housing) [Folor](#)
- 57. Lessons From the Neighborhood Stabilization Program (General Interest) [Tofanelli](#)
- 58. NEPA for Projects (Repeat of Workshop #16) [Bondi](#)
- 59. Fraud Detection and Prevention (Repeat of Workshop #51) [Bataglieri](#)
- 60. Why Do Housing Elements and Planning Matter? (General Interest) [Compagno](#)

12:00 Noon **2010 CDBG-HOME Conference Concludes**

Thank you for attending the CDBG-HOME Conference –Have a safe trip home and see you in 2012!

Sheraton Grand Sacramento
Conference Center Site Map

Ballroom Level



2nd & 3rd Levels





**PROPERTIES
FUND**

*A special thank you to our conference sponsors.
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2010 Session Descriptions

Wednesday, September 15, 2010

9:00am – 11:00am

Opening Plenary Session

Introduction and Opening Speakers

Chris Westlake, Deputy Director, Division of Financial Assistance, HCD; Cathy Creswell, Deputy Director, Division of Housing Policy Development, HCD; Tom Bettencourt, Federal Programs Branch Chief, HCD

Wednesday, September 15, 2010

1:00pm – 2:30pm

Concurrent Workshops

1. Orientation to Single Family Housing Programs

Learn about HCD's CDBG, HOME, and CalHome single family housing programs, and how these important programs can help you rehabilitate homes and help people buy their own home. (Beginner's Track)

Moderator: *Chandra Clady, HOME Rep, HCD*

Panelists: *Chandra Clady, HOME Rep, HCD; Jay Cook, CDBG Rep, HCD; Rikki Bradley, CalHome Rep, HCD; Yvette Litten-Mayfield, Housing & Community Coordinator, City of Wasco*

2. An Introduction to CDBG Fiscal Forms

This workshop will take the mystery out of CDBG Fiscal Forms. Everyone responsible for preparing CDBG fiscal forms, beginners through seasoned program staff, will benefit from this session. (Administrative Details)

Moderator: *David Lawrence, CDBG Fiscal Manager, HCD*

Panelists: *Regina Lett, CDBG Fiscal Rep, HCD; Herman Low, CDBG Fiscal Rep, HCD; John Burke, CDBG General Rep, HCD; Susan Naramore, CDBG Specialist, HCD*

3. Leveraging Your Economic Development Dollars with Other Funding Sources

Do you have a project that needs more dollars beyond what CDBG funding can provide? Learn about financing options that you can add to business development projects from financing experts from federal and State agencies. (Economic Development)

Moderator: *Mimi Bettencourt, CDBG Economic Development Program Manager, HCD*

Panelists: *Ron Tackett, Area 2 Director, USDA, Rural Development; Carrie Ellinwood, Lender Relations Specialist, SBA; Paula Connors, Bond Unit Manager, California Infrastructure and Economic*

Development Bank; Corky Mau, Branch Manager, CalRecycle; Nancee Trombley, CalCAP ARB Specialist, State Treasurer's Office

4. Side-by-Side Comparison: HOME, CDBG, and CalHome for Owner Occupied Rehabilitation (OOR) and Homebuyer (FTHB)

How are these programs similar and dissimilar to each other? Should the programs remain different to preserve their flexibility or should they be made more consistent? (Single Family Housing)

Moderator: *Lynn Sekas, NSP Rep, HCD*

Panelists: *Susan Atkins, Community Development Director, RDA, City of Corcoran; Karen Patterson, NSP Manager, HCD; Sharon Sarno, CalHome Manager, HCD; Leticia Martinez, NSP Rep, HCD*

5. Where Did All the Good Sites Go?

Share your success and horror stories on finding good sites for rental developments. Learn about environmental issues (flood zones, Phase I toxicity issues, proximity to noise sources) and local government approvals (including mandatory fees and NIMBY issues). (Multi-Family Housing)

Moderator: *HOME Rep, HCD*

Panelists: *Paul McDougall, HPD Manager, HCD; Andy Lief, Senior Project Manager, South County Housing; Roy Hastings, Principal, RL Hastings*

6. Infrastructure Financing

Learn from members of the California Financing Coordinating Committee members about funding options available for different infrastructure projects. (Community Development)

Moderator: *Patrick Talbott, CDBG Economic Development Rep, HCD*

Panelists: *Jean Thompson-Ibbeson, Rural Development Specialist, RCAC; Erin Ragazzi, Program Manager, State Water Resources Control Board; Dave Hartwell, Program Manager, USDA, Rural Development*

7. NEPA for Single Family Housing

Meeting the National Environmental Policy Act (NEPA) requirements is usually not too difficult if it is done correctly. Learn about the important NEPA issues related to Single Family Housing such as building in flood zones, reconstruction, and multi-year approvals. (Federal Overlays)

Moderator: *Jay Cortese, HOME Rep, HCD*

Panelists: *Stoyan Elitzin, CDBG General Rep, HCD*

2010 Session Descriptions

8. Preparing for Your Next HCD Monitoring Site Visit

Multiple auditors and HUD have insisted that we bother you a lot more, i.e. do a lot more monitoring. What does that mean to you? What can you expect when HCD visits you? (Monitoring and Compliance)

Moderator: Mike Macrina, HOME Rep, HCD

Panelists: Mike Macrina, HOME Rep, HCD; Linda Boyle CDBG Rep, HCD; Karen Ruppert, HOME Rep, HCD; Lori Hermann HOME Rep, HCD; Lorie Adams Principal, Adams Ashby Group

9. Innovations and Issues in Fair Housing:

Local governments play a critical role in promoting equal housing opportunities and implementing State and federal fair housing laws. Come to this session to get an overview and update on recent innovations and issues in fair housing. In addition, HCD is undertaking an update of its analysis of impediments to fair housing choice that among other things will necessitate input from CDBG jurisdictions. This session will provide a summary of the analysis and opportunities for participation. (General Interest)

Moderator: Cathy Creswell, Deputy Director, Division of Housing Policy Development, HCD

Panelist: Christina DiFrancesco, HOME Program Specialist, HCD

12. Leveraging Your Economic Development Dollars with Other Funding Sources - (Repeat of 9)

Do you have a project that needs more dollars beyond what CDBG funding can provide? This session introduces additional sources of funding available to assist businesses in your community. (Economic Development)

Moderator: Mimi Bettencourt, CDBG Economic Development Program Manager, HCD

Panelists: Ron Tackett, Area 2 Director, USDA, Rural Development; Carrie Ellinwood, Lender Relations Specialist, SBA; Paula Connors, Bond Unit Manager, CA Infrastructure and ED Bank; Corky Mau, Branch Manager, CalRecycle; Nancee Trombley, Analyst, State Treasurer's Office

13. Housing Rehabilitation Challenges

Come discuss the challenges you are facing in operating your Owner Occupied Rehabilitation program, such as insufficient equity to support loans, reconstruction, inspections and work-write ups. (Single-Family)

Moderator: Barbara Sinnott, NSP Rep, HCD

Panelists: Kate Anderson, Housing Coordinator, Town of Paradise

14. Everyone Wants to be a CHDO

HUD requires that the HOME program award 15% of all HOME funds to CHDOs. That usually gives CHDO applicants an advantage in the annual competition. Learn how to get CHDO certified. (Multi-Family Housing)

Moderator: Barbara Stingley, HOME Rep, HCD

Panelists: Janet Casteck, HOME Rep, HCD; Alexander Russell, Vice President of Housing, Many Mansions; Doug Pingel, Program Director, Self-Help Housing

15. Public Facilities and Public Service Projects

Learn how CDBG funds can be used for public facilities and public service projects. (Community Development)

Moderator: Steven Marshall, CDBG General Program Manager, HCD

Panelists: Jennifer Owen, Housing & Economic Development Coordinator, City of Fort Bragg; Pat Clark, Director, Business Assistance & Housing Development, City of Oroville; Larry Oetker, Community Development Director, City of Arcata

16. NEPA for Projects (Multi-Family Housing and Community Development)

You know how extensive it can be to meet NEPA requirements if you have done an Environmental Assessment for a rental new

Wednesday, September 15, 2010

3:00pm – 4:30pm

Concurrent Workshops

10. Orientation to Multi-Family Housing Programs and Tenant Based Rental Assistance

Rental housing is an important component to the HOME Program, but the CDBG program can play an important role funding necessary offsite improvements. Tenant Based Rental Assistance is another important tool available to local communities to address their community's housing needs. Come learn the key elements to getting funding for much-needed affordable rental housing for your community. (Beginner's Track)

Moderator: Robert Rystad, HOME Rep, HCD

Panelists: Enrique Munoz, HOME Rep, HCD; Eileen Piekartz, Rural Development Specialist, RCAC

11. An Introduction to HOME Fiscal Forms

This course will take the mystery out of the HOME Fiscal Forms. Everyone responsible for preparing HOME fiscal forms, beginners through seasoned program staff, will benefit. (Administrative Details)

Moderator: Sandra Munt, HOME Fiscal Rep, HCD

Panelists: Susan Porter, HOME Fiscal Rep, HCD; Soodabeh Kabirinassab, HOME Fiscal Rep, HCD; Terri Willbrite, HOME Fiscal Rep, HCD; Barbara Tillman, HOME Fiscal Rep, HCD

2010 Session Descriptions

construction or infrastructure project. Learn about helpful hints, red flags, and adopting best practices. (Federal Overlay)

Moderators: Albert Rollin, HOME Rep, HCD; Stoyan Elitzin, CDBG Rep, HCD

Panelists: Neil O'Hara, Principal, RNC Environmental LLC; Roy Hastings, Principal, RL Hastings & Associates; Tracy Miller, Sr. Project Manager, Many Mansions (CHDO)

17. Long-Term Single Family Monitoring

HUD requires cities, counties and the State to monitor HOME-assisted homes for the period of affordability. What does that mean to you? HCD will describe its recently increased efforts to conduct this kind of monitoring, best practices, and what you'll need to have in place to make sure you are in compliance with HOME requirements. (Monitoring and Compliance)

Moderator: John Bulfer, HOME Rep, HCD;

Panelists: Chandra Clady, HOME Rep, HCD; Erin Lay, Housing program Administrator, City of Santa Clarita

18. Innovations and Issues in Fair Housing

Cancelled – Workshop content will be covered in the Opening Plenary Session and Workshop #9

Thursday, September 16, 2010

8:30am – 9:45am

Plenary Session

California Going Green - Buildings and Renewable Energy

We live in an exciting moment in the green and renewable energy movement. At no other time in history has the profound impact of the built environment and use of energy gained so much prominence and attention. Join us - Now it's time to discover what is emerging as California takes the next bold steps to achieve major reductions in greenhouse gas emissions, energy consumption and water use.

Moderator: Chris Westlake, Deputy Director, Division of Financial Assistance, HCD

Panelist: Doug Hensel, Assistant Deputy Director, Division of Codes and Standards, HCD; Robert Chan, Sr. Project Manager; PG&E; Monica Tell Rojas, PG&E

Thursday, September 16, 2010

10:15am – 11:45am

Concurrent Workshops

19. Orientation to Economic Development Programs

The CDBG Economic Development Program provides awards to communities for microenterprise technical assistance and lending, small business loans, and funding for larger scale projects. Learn

the basics of how the program operates and the types of activities it can fund to assist your community. (Beginner's Track)

Moderator: Patrick Talbott, CDBG Economic Development Rep, HCD

Panelists: Nicole Boyles, Economic Development Program Manager, City of Arcata; Katherine Bridgewater, Small Business Development Analyst, North Coast SBDC

20. It's That Time Again – Annual/Grantee Performance Reports for CDBG and HOME

Learn how to prepare and collect data during the year, how to fill out the forms, and what these reports tell HUD and us about your programs. (Administrative Details)

Moderator: David Lawrence, CDBG Fiscal Manager, HCD

Panelists: Sharon Fleury, HOME Fiscal Manager, HCD; John Burke, CDBG General Rep, HCD; Barbara Tillman, HOME Fiscal Rep, HCD; Sharon Hoshiyama, NSP Rep, HCD

21. Microenterprise Technical Assistance and Lending

Microenterprises play an important role in stimulating local economic growth in communities. The logistics of creating and maintaining microenterprise support programs are challenging. Our panel members will share how to develop sound strategies to ensure the viability of the microenterprise and skills of the entrepreneur to graduate into the business community. (Economic Development)

Moderator: Jim Miwa, CDBG Economic Development Rep, HCD

Panelists: Nancy Swift, Executive Director, JEDI; Rachel Allen, Grant Analyst, Trinity County; Nancy Kerry, Manager, Redevelopment, Housing and Economic Development, City of South Lake Tahoe; Jon Diedesch, CDBG Economic Development Rep, HCD

22. Homebuyer Challenges

Learn how to work with lenders, find eligible homes, qualify borrowers, and fine-tune the closing process. (Single-Family Housing)

Moderator: Jay Cortese, HOME Rep, HCD

Panelists: Jay Cortese, HOME Rep, HCD; Karen Patterson, NSP Manager, HCD;

23. Feasibility and Uniform Multi-Family Regulations (UMRs)

How can we structure feasible rental projects that are in compliance with the UMRs in this environment of declining tax credit equity pay-ins, and the loss of new funding from the Multi-Family Housing Program. (Multi-Family Housing)

Moderator: Lark McNeill, HOME Rep, HCD

Panelists: Kim Losoya, RHDS Section Chief, HCD

2010 Session Descriptions

24. Other Funding Sources for Community Development Activities

Learn what other funding sources are available for community development activities. (Community Development)

Moderator: Diane Moroni, CDBG General Rep, HCD

Panelists: Anita Lopez, Community Facilities Specialist, USDA; Robert Longman, Credit Officer, RCAC; Jennifer Seeger, HPD Program Manager, HCD

25. Fair Housing, Section 3, and Minority/Women Business Outreach Requirements

Learn about these important issues and HUD's increased emphasis on them. (Federal Overlay)

Moderator: Kim Morford, HOME Rep, HCD

Panelists: Dionne Roberts, VP & NSP-TA Manager, TDA Inc.; Lisa Campbell, Staff Counsel, Legal Affairs, HCD

26. Labor/Davis Bacon Requirements

Nearly all HOME multi-family rental projects and many CDBG projects require the payment of federal prevailing wages. Also all federal projects are required to follow federal requirements for contracting. Come learn the basics, how to get additional information, and your responsibilities as the grantee to oversee the contractor. (Federal Overlay)

Moderators: Marc Firestone, HOME Rep, HCD; Jon Diedesch, CDBG Economic Development Rep, HCD

Panelists: Barbara L. Towner, Senior Project Manager, Craig S. Meltzner and Associates; Richard Perez, Labor Consultant, Labor Consultants of CA; Lin Robertson, Labor Consultant, The Labor Compliance Managers; Lorie Adams, Principal, Adams Ashby Group; Robert Lunt, Labor Consultant; Roy Hastings, Principal, R.L. Hastings & Associates

27. Housing and Land Use Update for Rural California

Join HCD's Housing Policy Development Division and other experts in a discussion of the latest housing and land use issues, such as infill and sustainability and why these issues are relevant in rural California. The session will cover the benefits of sustainability in rural areas and include an overview of recent legislation. (General Interest)

Moderator: Jess Negrete, HPD Rep, HCD

Panelists: Jess Negrete, HPD Rep, HCD; Brian Augusta, California Rural Legal Assistance; Norm Allinder, Madera County Planning Department; Pam Hermann, Mammoth Lakes Housing, Inc.

Thursday, September 16, 2010

1:45 – 3:15 p.m.

Concurrent Workshops

28. Orientation to Community Development and Public Service Programs

CDBG is one of HCD's rare programs that can finance community development activities such as water treatment plants, and public services such as health care and food bank services. Join us as we talk about these exciting ways to meet your community's needs. (Beginner's Track)

Moderators: Diane Moroni, CDBG General Rep, HCD

Panelists: Dave Wilkinson, CD Director, Mercy Housing; Enrique Arreola, Deputy Director, San Benito County; Terry Cox, CD Specialist, Cox Consulting; Matt Perry, Chief Deputy CAO, Lake County; Eric Seely, Lake County

29. 2010 HUD Consolidated Plan Objectives and You:

The 2010-15 Consolidated Plan has been submitted to HUD. Many of you helped HCD by participating in the stakeholder meetings. Learn about the new policy initiatives we are considering. (General Interest)

Moderator: Christina DiFrancesco, HOME Specialist, HCD

Panelists: Tom Bettencourt, Federal Programs Branch Chief, HCD; Christina DiFrancesco, HOME Specialist, HCD

30. Economic Development Portfolio Management

When a CDBG economic development loan closes, the grantee enters into a long-term relationship with the borrower through the Revolving Loan Account. This workshop focuses on how to keep the relationship healthy by developing a servicing system that allows the grantee to anticipate problems, and how to solve them. (Economic Development)

Moderator: Chuck Wolfe, President, Claggett Wolfe Associates

Panelist: Roxann M. Burns, SVP/SBA Manager, Heritage Bank of Commerce



2010 Session Descriptions

31. Relocation

Join HUD Relocation staff for a training workshop on applicable Relocation requirements. (Federal Overlay)

Moderator: Sharon Hoshiyama, NSP Rep, HCD

Panelists: Jay Smith, Relocation Specialist, San Francisco HUD; Patrick Talbott, CDBG Economic Development Rep, HCD

32. When Good Projects Go Bad

Learn about financial projections that didn't work out and other problems that could negatively affect your projects. Find out how to insure long-term feasibility. (Multi-Family Housing)

Moderator: Laura Baleman, HOME Manager, HCD

Panelists: Donald Rubin, Compliance Resolution Manager, HCD; Rebecca Webber, Compliance Resolution Rep, HCD

33. Community Development Activities Roundtable:

Join the CDBG General Allocation staff in a discussion of the Community Development activities funded by the program. Discuss what works and what could be improved. (Community Development)

Moderator: Thomas Brandeberry, CDBG Section Chief, HCD; Steven Marshall, CDBG General Program Manager, HCD

34 Labor/Davis Bacon Requirements (Repeat of 26)

Moderators: Marc Firestone, HOME Rep, HCD; Jon Diedesch, CDBG Economic Development Rep, HCD

Panelists: Barbara L. Towner, Senior Project Manager, Craig S. Meltzner and Associates; Richard Perez, Labor Consultant, Labor Consultants of CA; Lin Robertson, Labor Consultant, The Labor Compliance Managers; Robert Lunt, Labor Consultant; Roy Hastings, Principal, R.L. Hastings & Associates

35. Multi-Family Monitoring

Using the HOME Program has developed hundreds of rental developments serving thousands of low-income tenants. Learn what HUD expects from you to make sure these developments continue to be maintained and serve the intended beneficiaries. (Monitoring and Compliance)

Moderator: Barbara Stingley, HOME Rep, HCD

Panelists: Lorie Adams, Principal, Adams Asbby Group; Karen Ruppert, HOME Rep, HCD; Janet Castech, HOME Rep, HCD, Carl Miles, HOME Rep, HCD

36. Using HOME and CDBG Together on the Same Project

Explore how CDBG and HOME can be used together. Learn how you can use CDBG to fund infrastructure and land acquisition required

for affordable housing. Find out how you can use HOME TBRA to complement activities funded by CDBG Public Service funds. (General Interest)

Moderator: Mardy Murphy, HOME Rep, HCD

Panelists: Mardy Murphy, HOME Rep, HCD; Jay Cook, CDBG General Rep, HCD; Caleb Roope, President/CEO, The Pacific Companies; Janet Wackerman, Grants Administrator, City of Orland

Thursday, September 16, 2010

3:45pm – 5:15pm

Concurrent Workshops

37. Orientation to Federal Overlays

Ever wonder what all those acronyms like NEPA, RROF, URA, and MBE/WBE mean? Come learn the basics of all the federal overlay requirements. (Beginner's Track)

Presenter: Tom Bettencourt, Federal Programs Branch Chief, HCD

38. Monthly and Quarterly Reporting

Both CDBG and HOME have regular (monthly, quarterly, and/or semi-annual) and annual reporting requirements. Stay ahead of the curve by learning how to keep these reports current and accurate. (Administrative Details)

Moderator: Barbara Tillman, HOME Fiscal Rep, HCD

Panelists: Sharon Fleury, HOME Fiscal Manager, HCD; Enrique Munoz, HOME Rep, HCD; Kim Morford, HOME Rep, HCD; Robert Lim, CDBG Economic Development Fiscal Rep, HCD

39. Economic Development Roundtable

Join the CDBG Economic Development staff in a dialog on how the program is operating at both the State and Grantee level. This is your opportunity to present new ideas and propose changes to improve program operations at the State and community level. (Economic Development)

Moderator: Thomas Brandeberry, CDBG Section Chief, HCD; Mimi Bettencourt, CDBG Economic Development Program Manager, HCD

40. Hindsight is Always 20/20 - Lessons Learned from Successes and Failures

This session will explore what grantees should do to prevent problems. Learn about pitfalls and better alternatives to avoid having to repay funds for ineligible projects. (Single Family Programs)

Moderator: Robert Ridgley, NSP Rep, HCD

Panelists: Jay Cortese, HOME Rep, HCD; Jay Cook, CDBG Rep, HCD

2010 Session Descriptions

41. Loan Closing and Construction Management

Learn what happens after a project is “set-up” in the HOME financial management system, i.e. loan closing, construction financing, rent-up (including affirmative marketing), utility allowances, and permanent loan closing. This is intended for CHDOs, State Recipients, and Developers. (Multi-Family Housing)

Moderator: HOME Rep, HCD

Panelists: Cindy Hill, Sr. Housing Specialist, Self-Help Enterprises; Nancy Kerry, Manager, Redevelopment, Housing and Economic Development, City of South Lake Tahoe

42. Homeless Issues

Come learn about the new federal HEARTH Act, EHAP CD, HPRP, Homeless Youth programs, and the future of the Federal Emergency Shelter Grant Program. (Community Development)

Moderator: Sabrina Sassman, AMC Section Chief, HCD

Panelists: Justin Jeremiah, HHA Rep, HCD; George Magnuson, HHA Rep, HCD; Steven Marshall, CDBG General Program Manager, HCD; Diane Snyder, Manager, HCD

43. Other Federal Overlays - Lead-Based Paint, Conflict of Interest, Procurement, and Program Income

Attend this session to make sure you are up to date on the latest on these issues. (Federal Overlay)

Moderator: Ferol Kimble, HOME Program Manager, HCD

Panelists: Max Emami, CDBG General Rep, HCD; John Burke, CDBG General Rep, HCD; Mike Macrina, HOME Rep, HCD

44. Preparing for Your Next HCD Monitoring Site Visit

Repeat of workshop #8.

Moderator: Chandra Clady, HOME Rep, HCD

Panelists: Linda Boyle, CDBG General Rep, HCD; Karen Ruppert, HOME Rep, HCD; Lori Hermann, HOME Rep, HCD; Yvonne Mallory, Econ & Housing Development Manager, City of Gardena; Claudia Wedepohl, Asset Manager, Napa Valley Community Housing

45. Native American Issues

Both the CDBG and HOME programs can be used to assist Native Americans. The CDBG Native American set-aside makes funds available through eligible cities and counties to assist non-federally recognized tribes for any eligible CDBG activity. The HOME program can be used to fund housing for Native Americans through the local city or county, or a Native American organization can create a CHDO, which can apply directly. (General Interest)

Moderator: Christina DiFrancesco, HOME Specialist, HCD

Panelists: JoAnn Nash, CDBG Rep, HCD; Jenna Aguilera, Development Specialist, Economic Development Department,

Lassen County; Jessica Lugo, Program Manager, City of Shasta Lake; Matt Tomas, Project Manager, United Native Housing Development Corporation

Friday, September 17, 2010

8:30am – 10:00am

Concurrent Workshops

46. Do's and Don'ts

At this session, you will learn the “Top 10 Do's and Don'ts” to help you make your program successful and avoid pitfalls. (Beginner's Track)

Moderator: David Lawrence, CDBG Fiscal Manager, HCD

Panelists: Mike Macrina, HOME Rep, HCD; Linda Boyle, CDBG General Rep, HCD; Denise Fletcher, Program Director, Self-Help Enterprises

47. Its Not the Purple Book Any More

Introducing the combined CDBG/HOME income determination manual. (Administrative Details)

Moderator: Thomas Brandeberry, CDBG Program Section Chief, HCD

48. A Primer on Underwriting CDBG Business Assistance Loans

This session will cover the loan underwriting process, requirements and best practices that grantees need to know for small business and microenterprise loans. We will present the 2010 revised Business Loan Checklist, the new Microenterprise Loan Checklist, as well as the new Loan Certification option for loans less than \$70,000. (Economic Development)

Moderator: Jon Diedesch, CDBG Economic Development Rep, HCD

Panelist: Chuck Wolfe, President, Claggett Wolfe Associates, Jon Diedesch, CDBG Economic Development Rep, HCD

49. Multi-Family Project Financing

Show Me the Money: What resources are out there? HOME isn't usually enough to make a project feasible. Learn what other funding sources are still active and the latest on using them in your community (tax credits, bonds, other state funding sources, local redevelopment agency funding.) (Multi-Family Housing)

Moderator: Lark McNeill, HOME Rep, HCD

Panelists: Stephen Nnodim, Director, Multi-Family Housing Program, USDA Rural Development; Kathy Weremiuk, Chief, Multi-Family Program, CalHFA; Lisa Vergolini, Deputy Director, CTCAC; Erik Schapiro, Redevelopment Housing Manager, County of Santa Cruz

2010 Session Descriptions

50. Adaptive Re-Use

Sometimes the best way to “build” is to re-use an existing facility, such as converting a packinghouse into a community recreation center, or a warehouse into an emergency shelter. (Community Development)

Moderator: Steven Marshall, CDBG General Program Manager, HCD

Panelists: Paula Musbrush, Housing & Grant Manager, Humboldt County; Kindon Meik, Asst. City Manager, City of Lindsay; Larry Oetker, Community Development Director, City of Arcata

51. Fraud Detection and Prevention

The added scrutiny of the American Recovery and Reinvestment Program has brought with it a renewed emphasis on detecting and preventing fraud. Join us as we learn the latest in detecting and preventing fraud. (Monitoring and Compliance)

Moderator: Charles Clark, Deputy Director of Special Projects & Accountability, HCD

Panelists: Jennifer Grutzius, Chief of Staff, CA Recovery Task Force; Tanya Schulze, Regional Inspector General for Audit, HUD OIG, Los Angeles; Vincent Mussetter, Asst. Regional Inspector General for Audit, HUD OIG, Los Angeles; James H. Luu, Assistant Special Agent in Charge, HUD OIG, Investigations

52. What's New With the Feds?

Learn about the latest in Low Income Housing Tax Credits, tax credit exchanges, the proposed federal Housing Trust Fund, and HUD's plans for changing the HUD rental assistance programs. (General Interest)

Moderator: Chris Westlake, Deputy Director, Division of Financial Assistance, HCD

Panelists: Chris Westlake, Deputy Director, Division of Financial Assistance, HCD; Bill Pavaio, Executive Director, TCAC; Steven Schmeller, Director, HUD Office of Public Housing (Region 9); Christina DiFrancesco, HOME Specialist, HCD

Friday, September 17, 2010

10:30am – Noon

Concurrent Workshops

53. As Soon as I Get Back to the Office – A Step by Step Guide

We love conferences, but when you get back to the office Monday, you have a program to run. Where do you start? Among other topics, learn the list of questions to consider in deciding whether to run the program on your own or to hire a consultant. This session

will prepare you to hit the ground running. (Beginner's Track)

Moderator: David Lawrence, CDBG Fiscal Manager, HCD

Panelists: Robert Rystad, HOME Rep, HCD; Abigail West, HOME Rep, HCD; Jay Cook, CDBG General Rep, HCD

54. Its Not the Purple Book Any More

Repeat of Workshop #47

Moderator: Thomas Brandeberry, CDBG Program Section Chief, HCD

55. Over the Counter Deal Structuring

Here is your opportunity to learn the “ins and outs” of putting together your larger infrastructure and business development projects using CDBG Over-the-Counter funds. Case studies will be presented to provide you with insight on how the deals can serve as sustainable job creators in your community. (Economic Development)

Moderator: Patrick Talbott, CDBG Economic Development Rep, HCD

Panelists: Louise Collis, Economic Development Program Manager, City of West Sacramento; Jeff Lucas, President, Community Development Services; Chuck Wolfe, President, Claggett Wolfe Associates

56. Multi-Family Housing Roundtable

Join the HOME and CDBG multi-family staff in a discussion of the current status of multi-family issues and how the programs can be improved to better meet your needs. (Multi-Family Housing)

Moderators: Laura Bateman, HOME Program Manager, HCD; Ferol Kimble, HOME Program Manager, HCD

57. Lessons From the Neighborhood Stabilization Program

Join staff from the NSP Program to discuss any remaining funding opportunities, and lessons learned from the implementation of these programs that may be applicable to the CDBG and HOME programs. (General Interest)

Moderator: Karen Patterson, NSP Manager, HCD

Panelists: Dionne Roberts, NSP Manager, HCD; David Wilkinson, Community Development Director, Mercy Housing; Lark Ferrell, Housing Project Manager, City of Fairfield; Maryn Pitt, Housing Program Services Manager, City of Turlock

2010 Session Descriptions

58. NEPA for Projects

Repeat of Workshop #16

Moderators: Albert Rollin, HOME Rep, HCD; Stoyan Elitzin, CDBG Rep, HCD

Panelists: Neil O'Hara, Principal, RNC Environmental LLC; Roy Hastings, Principal, RL Hastings & Associates; Tracy Miller, Sr. Project Manager, Many Mansions; Mardy Murphy, HOME Rep, HCD.

59. Fraud Detection and Prevention

Repeat of Workshop #51

Moderator: Charles Clark, Deputy Director of Special Projects & Accountability, HCD

Panelists: Jennifer Grutzius, Chief of Staff, CA Recovery Task Force; Tanya Schulze, Regional Inspector General for Audit, HUD OIG, Los Angeles; Vincent Mussetter, Asst. Regional Inspector General for Audit, HUD OIG, Los Angeles; James H. Luu, Assistant Special Agent in Charge, HUD OIG, Investigations.

60. Why do Housing Elements and Planning Matter?

Effective housing elements and planning are critical to addressing communities' needs and competitiveness for housing and community development funding. For example, most government financing resources score applications considering a project's readiness, leverage and more often, its location relative to community amenities. Local governments that develop a housing element mindful of these considerations can significantly improve the competitiveness of projects in their community. This session will include a description of the requirements of new funding programs, including housing element requirements for CDBG and HOME and provide guidance to assist local governments with implementation and future housing element updates. (General Interest)

Moderator: Jess Negrete, HPD Rep, HCD

Panelists: Melinda Benson, HPD Rep, HCD; Christina Di Francesco, HOME Specialist, HCD; Gwendy Silver-Egnater, Corporation for Better Housing



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MULTI-FAMILY HOUSING PROGRAM

Hunters Pointe is a 168 unit affordable housing project located in the La Costa area of the City of Carlsbad. The project is comprised of a community building and 9 residential buildings which include 36 one bedroom units, 60 two bedroom units and 72 three bedroom units. All ground floor units and common areas are Disabled Accessible. Rents are based on Area Median Income, which extends from 35% to 55%.

The Chelsea Investment Corporation project sets a new standard for affordable housing development using the latest in energy efficiency components while the exterior design elements and rich landscaping assure the architectural integration of the project with its surrounding neighborhoods.



HOME HOUSING PROGRAM

Casa del Sol Mobile Home Park is a completely renovated mobile home park project by Community Housing Opportunities Corporation. The project preserves 127 existing mobile home spaces for very low and low income families. A new state of the art 4,000 sq. ft. Community Center and playground was also built. The State HOME program is financing 30 new rental housing units for very-low and low income families. The renovation brings significant economic and social impact to the City of Woodland and Yolo County communities by providing jobs and permanent homes to its low income families, mainly agricultural and seasonal farm-workers with low wage jobs, who have incomes from 50 to 60 percent of the area median income.

2010 COSCDA Sterling Achievement Award for Community Development



The City of Lindsay renovated an abandoned orange packing house into a 171,000 sq. ft. indoor public facility that is the largest of its kind in California. The McDermont Field House project, which received CDBG Economic Development funding from the Department of Housing and Community Development, created 76 jobs.



CDBG and HOME Conference Partners

CDBG's primary objective is the development of viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of lower income. HOME offers many tools to develop and maintain affordable housing for lower income persons.



Both CDBG and HOME are committed to assisting our partners in being successful in the development of community projects and programs, housing, and job creation and retention.

RCAC provides technical assistance, training and financing so rural communities achieve their goals and visions. RCAC's core services include affordable housing, environmental infrastructure development and community development finance.